

LAKE COUNTY ZONING BOARD

November 1, 2004

AGENDA

The Lake County Zoning Board will hold a public hearing at 9:00 a.m., **on Monday, November 1, 2004**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board are will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on Tuesday, November 16, 2004, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

| | |
|----------------------------------|------------|
| Ms. Jennifer Hill, Vice Chairman | District 1 |
| Mr. Robert A. Pool | District 2 |
| Ms. Debbie Stivender, Chairman | District 3 |
| Ms. Catherine Hanson | District 4 |
| Mr. Welton G. Cadwell | District 5 |

ZONING BOARD MEMBERS

| | |
|------------------------------------|------------|
| Mr. Timothy Morris, Vice-Chairman | District 1 |
| Mr. Scott Blankenship | District 2 |
| Mr. James Gardner, Secretary | District 3 |
| Mr. Robert Herndon | District 4 |
| Mr. Paul Bryan, Chairman | District 5 |
| Mr. Donald Miller, Member-at-Large | |

COUNTY REPRESENTATIVES

Mr. William "Bill" Neron, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Mr. Gregg Welstead, Director, Department of Growth Management
Mr. Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Shannon Suffron, Senior Planner, Planning & Development Services Division
Ms. Jennifer Dubois, Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
November 1, 2004
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
November 16, 2004

| PUBLIC HEARING NO. | PETITIONER | AGENDA NO. | TRACKING NO. |
|-----------------------|------------|---------------|--------------|
|-----------------------|------------|---------------|--------------|

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|---------------|---|---|----------------|
| PH#66-04-2 | Banyan Homes Tim Green, Green Consulting Group | 1 | #71-04-PUD |
| PH#68-04-2 | Rafael Rodriguez / Haydee Roque Richard Thacker | 2 | #72-04-CFD |
| PH#67-04-2 | Steven Hithersay, Trustee KB Homes Orlando, LLC / Mark Falck | 3 | #73-04-PUD |
| CUP#04/11/2-2 | SMP Ranch / Kevin & Audrey Jowett Jimmy Crawford | 4 | #74-04-CUP/AMD |

TRACKING NO.: #71-04-PUD

CASE NO: PH#66-04-2

AGENDA NO: #1

OWNERS: Banyan Homes – Ivywood Subdivision

REPRESENTATIVE: Tim Green, Green Consulting Group

GENERAL LOCATION: Groveland area – Property located N & SW'ly of Suggs Road, just E'ly of the intersection of CR 561 and Lakeshore Drive. (13-23-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-6 (Urban Residential) to PUD (Planned Unit Development) to allow construction of a 154 unit residential development.

EXISTING ZONING: R-6 (Urban Residential)

SIZE OF PARCEL: 72.79 +/-acres

FUTURE LAND USE: Suburban

TRACKING NO.: #72-04-CFD

CASE NO: PH#68-04-2

AGENDA NO: #2

OWNERS: Rafael Rodriguez and Haydee Roque

REPRESENTATIVE: Richard Thacker

GENERAL LOCATION: Clermont area – Property lying approximately 1/2 mile SE of the intersection of Johns Lake Road and Hancock Road. (34-22-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to CFD (Community Facility District) to allow construction of a church and associated uses.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 5+/acres

FUTURE LAND USE: Rural

TRACKING NO.: #73-04-PUD

CASE NO: PH#67-04-2

AGENDA NO: #3

OWNERS: Steven Hithersay, Trustees

REPRESENTATIVE: KB Home Orlando, LLC / Mark Falck

GENERAL LOCATION: Clermont area – Property located directly N of the Louisa Point Subdivision and W of US 27/SR 25 and E of Louisa Rd. (9-23-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-6 (Urban Residential) and C-1 (Community Commercial) to PUD (Planned Unit Development) to allow for construction of a 100 single-family unit residential development with commercial uses.

EXISTING ZONING: R-6 and C-1

SIZE OF PARCEL: 34.3 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #74-04-CUP/AMD

CASE NO: CUP#04/11/2-2

AGENDA NO: #4

OWNERS: JAK Holdings, LLC / Audrey & Kevin Jowett

REPRESENTATIVE: Jimmy Crawford, Esquire

GENERAL LOCATION: South Lake County / Green Swamp area – Property located approximately 3/4 miles E of SR 33 and SE'ly of CR 561 and Hoboh Lane. (Sec 9 Twp. 24S Rge. 25E)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to the existing Conditional Use Permit (ORD#2002-96) to modify the language within the ordinance (Sec. 3.D – construction / operation).

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 220+/acres

FUTURE LAND USE: Urban & Urban Expansion